

LANCASTER COUNTY, SC	
2024008919	MORTGAGE
RECORDING FEES	\$25.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
07-26-2024	04:31:10 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:MORT 5170 PG:63-67	

WHEN RECORDED, MAIL TO:

JB Global Ventures LLC
 24 Stallings Rd
 Taylors, SC 29687

MORTGAGE DEED

This Mortgage is given by AMELSC22, LLC (Name of Borrower), of 8914 Courtwood Rd, North Charleston, SC 29406 (street address, city, state, zip code), hereinafter called *Borrower*, of to JB Global Ventures LLC (Name of "Lender or Mortgagee"), which includes and holder of this mortgage and existing under the laws of the state of South Carolina, with its principal office located at 24 Stallings Rd, Taylors, SC 29687 (street address, city, state, zip code), referred to herein as *Lender*, which term includes any holder of this Mortgage, to secure the payment of the **PRINCIPAL SUM** of \$ 20,000.00, together with interest thereon computed on the outstanding balance, all as provided in a Note having the same date as this Mortgage, and also to secure the performance of all the terms, covenants, agreements, conditions and extensions of the Note and this Mortgage.

In consideration of the loan made by Lender to Borrower and for the purpose expressed above, the Borrower does hereby grant and convey to Lender, with **MORTGAGE COVENANTS**, the land with the buildings situated thereon and all the improvements and fixtures now and hereafter a part thereof, being more particularly described with the following street address of:

4675 Bon Rea Dr, Lancaster, SC 29720 (street address, city, state, zip code),

Parcel ID: 0028F-0A-020.00

Legal Description: EXHIBIT A

Derivation: Being the same property conveyed to AMELSC22, LLC by Deed from Nyejah Rodriguez Fitzgerald N/K/A Nyejah Rodriguez, date 03/09/2023, recorded on 06/02/2023 in Book 1672, Page 179, in the Office of the Register of Deed for Lancaster County, South Carolina

Borrower further covenants and agrees that:

1. No superior mortgage or the note secured by it will be modified without the consent of Lender hereunder.

2. Borrower will make with each periodic payment due under the Note secured by this Mortgage a payment sufficient to provide a fund from which the real estate taxes, betterment assessments and other municipal charges which can become a lien against the mortgaged premises can be paid by Lender when due. This provision shall be effective only

in the event that a fund for the same purpose is not required to be established by the holder of a senior mortgage.

3. In the event that Borrower fails to carry out the covenants and agreements set forth herein, the Lender may do and pay for whatever is necessary to protect the value of and the Lender's rights in the mortgaged property and any amounts so paid shall be added to the Principal Sum due the Lender hereunder.

4. As additional security hereunder, Borrower hereby assigns to Lender, Borrower's rents of the mortgaged property, and upon default the same may be collected without the necessity of making entry upon the mortgaged premises.

5. In the event that any condition of this Mortgage or any senior mortgage shall be in default for thirty (30) days, the entire debt shall become immediately due and payable at the option of the Lender. Lender shall be entitled to collect all costs and expenses, including reasonable attorney's fees incurred.

6. In the event that the Borrower transfers ownership (either legal or equitable) or any security interest in the mortgaged property, whether voluntarily or involuntarily, the Lender may at its option declare the entire debt due and payable.

7. This Mortgage is also security for all other direct and contingent liabilities of the Borrower to Lender which are due or become due and whether now existing or hereafter contracted.

8. Borrower shall maintain adequate insurance on the property in amounts and form of coverage acceptable to Lender and the Lender shall be a named insured as its interest may appear.

9. Borrower shall not commit waste or permit others to commit actual, permissive or constructive waste on the property.

10. Borrower further covenants and warrants to Lender that Borrower is indefeasibly seized of said land in fee simple; that Borrower has lawful authority to mortgage said land and that said land is free and clear of all encumbrances except as may be expressly contained herein.

11. All notices must be in writing and shall be delivered in person, sent by overnight courier service, or sent via certified or registered mail to the addresses stated above.

This Mortgage is upon the **STATUTORY CONDITION** and the other conditions set forth herein, for breach of which Lender shall have the **STATUTORY POWER OF SALE** to the extent existing under State law.

[INTENTIONALLY LEFT BLANK - SIGNATURE(S) ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Debtor has executed this Mortgage Deed

Signed: Sylvia Freeman
MORTGAGOR

Print Name: AMELSC22, LLC By Sylvia Freeman its Authorized Signer

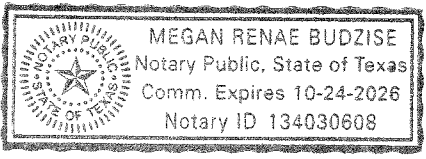
WITNESSES *1 Required in GA; 2 Required in CT/FL/LA/SC*

Signature: [Signature]
Name: Michael Lewis Date: 07-17-24

Signature: [Signature]
Name: Karsten Mack Jr Date: 07-17-24

State of Texas
County of Trinity

On the 17 day of July in the year 2024,
before me, the undersigned notary public, personally appeared
Sylvia Freeman, personally known to me or proved to me
on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are)
subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their capacity(ies), and that by his/her/their
signature(s) on the instrument, the individual(s), or the person upon behalf of which
the individual(s) acted, executed the instrument.



[Signature]
Notary Public
Megan Budzise
Type or Print Name

My commission expires: 10-24-26

EXHIBIT A

The Land is described as follows:

The land referred to herein below is situated in the County of Lancaster, State of South Carolina and is described as follows:

All that certain tract of land, lying and being situate in Lancaster County, South Carolina shown as Tract Number Twenty, (20), containing One and 81/100, (1.81), acres, more or less, and being more particularly described on plat entitled "Catawba Heights", dated August 7, 1996, drawn by J. B. Fisher, SCRLS, which plat recorded September 23, 1996 in Plat Book 96, Page 144, Office of the Clerk of Court for Lancaster County, South Carolina, is hereby referenced incorporated herein as part of this description.

This property being conveyed with a 2003 Clayton mobile home (VIN#OHC013577NCAB)

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